

038.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

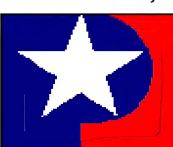
640,600 / 640,600

USE VALUE:

640,600 / 640,600

ASSESSED:

640,600 / 640,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 7  |        | UNIVERSITY RD, ARLINGTON |

## OWNERSHIP

Unit #:

|                                         |  |
|-----------------------------------------|--|
| Owner 1: LE HEGARET PHILIPPE & JENNIFER |  |
| Owner 2:                                |  |
| Owner 3:                                |  |

|                           |  |
|---------------------------|--|
| Street 1: 7 UNIVERSITY RD |  |
| Street 2:                 |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02474       | Own Occ: Y |

## PREVIOUS OWNER

|                                       |  |
|---------------------------------------|--|
| Owner 1: DRISCOLL BERNARD N JR-ETAL - |  |
| Owner 2: DRISCOLL ELAINE R -          |  |

|                           |       |
|---------------------------|-------|
| Street 1: 7 UNIVERSITY RD |       |
| Twn/City: ARLINGTON       |       |
| St/Prov: MA               | Cntry |

|               |       |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

## NARRATIVE DESCRIPTION

|                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item | Code | Description | %   | Item    | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z    | R1   | SINGLE FA   | 100 | water   |      |             |
| o    |      |             |     | Sewer   |      |             |
| n    |      |             |     | Electri |      |             |

|            |  |        |  |
|------------|--|--------|--|
| Census:    |  | Exempt |  |
| Flood Haz: |  |        |  |

|   |  |        |   |       |
|---|--|--------|---|-------|
| D |  | Topo   | 1 | Level |
| s |  | Street |   |       |
| t |  | Gas:   |   |       |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6480        | Sq. Ft.            | Site      |           |           | 0          | 64.        | 0.95 | 3     |             |           |        |   |        |   |        |   | 393,217         |           |   |           |        |      | 393,200   |       |

| IN PROCESS APPRAISAL SUMMARY |          |         |  |  |  |  |  |  |  | Legal Description |  |  |  | User Acct |           |
|------------------------------|----------|---------|--|--|--|--|--|--|--|-------------------|--|--|--|-----------|-----------|
| 101                          | 6480.000 | 247,400 |  |  |  |  |  |  |  | Entered Lot Size  |  |  |  | 25476     | GIS Ref   |
|                              |          |         |  |  |  |  |  |  |  | Total Land:       |  |  |  | GIS Ref   | GIS Ref   |
|                              |          |         |  |  |  |  |  |  |  | Land Unit Type:   |  |  |  | Insp Date | Insp Date |
|                              |          |         |  |  |  |  |  |  |  | 10/31/18          |  |  |  | 10/31/18  | 10/31/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               |                       | Parcel ID |  | 038.0-0004-0011.0 |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|-----------|--|-------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                 | Date      |  |                   |            |
| 2022                | 101 | FV  | 247,400    | 0         | 6,480.    | 393,200    | 640,600     |               | Year end              |           |  |                   | 12/23/2021 |
| 2021                | 101 | FV  | 238,500    | 0         | 6,480.    | 393,200    | 631,700     |               | Year End Roll         |           |  |                   | 12/10/2020 |
| 2020                | 101 | FV  | 238,500    | 0         | 6,480.    | 393,200    | 631,700     |               | 631,700 Year End Roll |           |  |                   | 12/18/2019 |
| 2019                | 101 | FV  | 202,700    | 0         | 6,480.    | 356,400    | 559,100     |               | 559,100 Year End Roll |           |  |                   | 1/3/2019   |
| 2018                | 101 | FV  | 202,700    | 0         | 6,480.    | 337,900    | 540,600     |               | 540,600 Year End Roll |           |  |                   | 12/20/2017 |
| 2017                | 101 | FV  | 202,700    | 0         | 6,480.    | 294,900    | 497,600     |               | 497,600 Year End Roll |           |  |                   | 1/3/2017   |
| 2016                | 101 | FV  | 202,700    | 0         | 6,480.    | 251,900    | 454,600     |               | 454,600 Year End      |           |  |                   | 1/4/2016   |
| 2015                | 101 | FV  | 189,400    | 0         | 6,480.    | 233,500    | 422,900     |               | 422,900 Year End Roll |           |  |                   | 12/11/2014 |

| SALES INFORMATION |           |      |           |           |  |            | TAX DISTRICT |     |       |       | PAT ACCT. |  |  |  |
|-------------------|-----------|------|-----------|-----------|--|------------|--------------|-----|-------|-------|-----------|--|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code |  | Sale Price | V            | Tst | Verif | Notes |           |  |  |  |
| DRISCOLL BERNAR   | 54196-424 |      | 1/25/2010 |           |  | 415,000    | No           | No  |       |       |           |  |  |  |
|                   | 13078-200 |      | 1/1/1901  | Family    |  |            | No           | No  | N     |       |           |  |  |  |

| BUILDING PERMITS |      |          |  |         |  |    |  |         |  | ACTIVITY INFORMATION |              |     |         |  |
|------------------|------|----------|--|---------|--|----|--|---------|--|----------------------|--------------|-----|---------|--|
| 9/25/2012        | 1212 |          |  |         |  |    |  |         |  | Date                 | Result       | By  | Name    |  |
|                  |      |          |  |         |  |    |  |         |  | 10/31/2018           | Meas/Inspect | HS  | Hanne S |  |
| 12/14/2010       | 2408 | New Wind |  | 16,850  |  |    |  |         |  | 4/16/2013            | Info Fm Prmt | EMK | Ellen K |  |
| 5/11/2010        | 416  | New Wind |  | 11,357  |  |    |  |         |  | 5/12/2009            | Measured     | 189 | PATRIOT |  |
| 9/27/2002        | 806  | Redo Bat |  | 5,000 O |  | G4 |  | GR FY04 |  | 3/3/2000             | Mailer Sent  |     |         |  |
|                  |      |          |  |         |  |    |  |         |  | 2/28/2000            | Measured     | 263 | PATRIOT |  |
|                  |      |          |  |         |  |    |  |         |  | 11/1/1981            |              | MM  | Mary M  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                    |                 |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
|------------------------------------|-----------------|---|-----|---------------------------|--------------|------|-----|-------------------------|---------------------|---------|-----|----------------------|--------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                 |   |     | <b>BATH FEATURES</b>      |              |      |     | <b>COMMENTS</b>         |                     |         |     | <b>SKETCH</b>        |        |       |            |            |              |
| Type: 5                            | - Cape          |   |     | Full Bath: 1              | Rating: Good |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Sty Ht: 1H                         | - 1 & 1/2 Sty   |   |     | A Bath:                   | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| (Liv) Units: 1                     | Total: 1        |   |     | 3/4 Bath:                 | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Foundation: 2                      | - Conc. Block   |   |     | A 3QBth:                  | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Frame: 1                           | - Wood          |   |     | 1/2 Bath:                 | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Prime Wall: 4                      | - Vinyl         |   |     | A HBth:                   | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Sec Wall:                          |                 |   |     | OthrFix:                  | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Roof Struct: 1                     | - Gable         |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Roof Cover: 1                      | - Asphalt Shgl  |   |     | <b>OTHER FEATURES</b>     |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Color: BLUE                        |                 |   |     | Kits: 1                   | Rating: Good |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| View / Desir:                      |                 |   |     | A Kits:                   | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| <b>GENERAL INFORMATION</b>         |                 |   |     | Frl:                      | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Grade: C                           | - Average       |   |     | WSFlue:                   | Rating:      |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Year Blt: 1952                     | Eff Yr Blt:     |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Alt LUC:                           | Alt %:          |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Jurisdct: G12                      | Fact: .         |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Const Mod:                         |                 |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Lump Sum Adj:                      |                 |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                 |   |     | <b>CONDOS INFORMATION</b> |              |      |     | <b>REMODELING</b>       |                     |         |     | <b>RES BREAKDOWN</b> |        |       |            |            |              |
| Avg Ht/FL: STD                     |                 |   |     | Location:                 |              |      |     | Exterior:               | No Unit RMS BRS FL  |         |     |                      |        |       |            |            |              |
| Prim Int Wal 1                     | - Drywall       |   |     | Total Units:              |              |      |     | Interior:               | 1 6 3               |         |     |                      |        |       |            |            |              |
| Sec Int Wall:                      |                 |   |     | Floor:                    |              |      |     | Additions:              |                     |         |     |                      |        |       |            |            |              |
| Partition: T                       | - Typical       |   |     | % Own:                    |              |      |     | Kitchen:                |                     |         |     |                      |        |       |            |            |              |
| Prim Floors: 15                    | - Carpet        |   |     | Name:                     |              |      |     | Baths: 2002             |                     |         |     |                      |        |       |            |            |              |
| Sec Floors: 5                      | - Lino/Vinyl    |   |     | Total:                    | 18.6 %       |      |     | Plumbing:               |                     |         |     |                      |        |       |            |            |              |
| Bsmnt Flr: 12                      | - Concrete      |   |     | <b>CALC SUMMARY</b>       |              |      |     | Electric:               |                     |         |     |                      |        |       |            |            |              |
| Subfloor:                          |                 |   |     | Basic \$ / SQ: 110.00     |              |      |     | Heating:                |                     |         |     |                      |        |       |            |            |              |
| Bsmnt Gar:                         |                 |   |     | Size Adj.: 1.35000002     |              |      |     | General:                | Totals              |         |     |                      |        |       |            |            |              |
| Electric: 3                        | - Typical       |   |     | Const Adj.: 0.97617966    |              |      |     | 1                       | 6                   | 3       |     |                      |        |       |            |            |              |
| Insulation: 2                      | - Typical       |   |     | Adj \$ / SQ: 144.963      |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Int vs Ext: S                      |                 |   |     | Other Features: 60981     |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Heat Fuel: 2                       | - Gas           |   |     | Grade Factor: 1.00        |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Heat Type: 1                       | - Forced H/Air  |   |     | NBHD Inf: 1.00000000      |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| # Heat Sys: 1                      |                 |   |     | NBHD Mod:                 |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| % Heated: 100                      | % AC: 100       |   |     | LUC Factor: 1.00          |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Solar HW: NO                       | Central Vac: NO |   |     | Adj Total: 303902         |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| % Com Wal                          | % Sprinkled     |   |     | Depreciation: 56526       |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
|                                    |                 |   |     | Depreciated Total: 247376 |              |      |     | WtAv\$/SQ:              | AvRate:             | Ind.Val |     |                      |        |       |            |            |              |
|                                    |                 |   |     |                           |              |      |     | Juris. Factor: 1.00     | Before Depr: 144.96 |         |     |                      |        |       |            |            |              |
|                                    |                 |   |     |                           |              |      |     | Special Features: 0     | Val/Su Net: 99.12   |         |     |                      |        |       |            |            |              |
|                                    |                 |   |     |                           |              |      |     | Final Total: 247400     | Val/Su SzAd 180.85  |         |     |                      |        |       |            |            |              |
| <b>MOBILE HOME</b>                 |                 |   |     | Make:                     |              |      |     | Serial #:               |                     |         |     | Year:                | Color: |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                 |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| <b>PARCEL ID</b> 038.0-0004-0011.0 |                 |   |     |                           |              |      |     |                         |                     |         |     |                      |        |       |            |            |              |
| Code                               | Description     | A | Y/S | Qty                       | Size/Dim     | Qual | Con | Year                    | Unit Price          | D/S     | Dep | LUC                  | Fact   | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2                                  | Frame Shed      | D | Y   | 1                         | 6X10         | A    | GD  | 1999                    | 0.00                | T       | 12  | 101                  |        |       |            |            |              |
| More: N                            |                 |   |     | Total Yard Items:         |              |      |     | Total Special Features: |                     |         |     | Total:               |        |       |            |            |              |